Tom Parry

Llwydiarth Llanfair, Harlech, LL46 2SA

£129,000

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Located in the sought-after village of Llanfair, within Eryri/ Snowdonia National Park, this traditional one bedroom, end of terrace, stone cottage presents a unique opportunity for those looking for a property requiring some refurbishment.

The cottage features a stone fireplace complete with a log-burning stove, providing a warm and inviting atmosphere during the colder months. The addition of a sun room to the rear is a valuable addition to the living space. Upstairs there is a generous bedroom, shower room and spacious landing which could be utilized as an occasional bedroom/ home office. While the property is in need of modernisation, it holds immense potential for those looking to create their dream home, allowing for personal touches and contemporary upgrades.

A key highlight of the property is the village location - being within walking distance of two beautiful beaches and the Castle town of Harlech.

The property also benefits from good local transport links, ensuring easy access to nearby larger towns and amenities.

Being sold with the benefit of no onward chain, the cottage presents a rare opportunity to purchase an affordable home - with character and charm - and potential in abundance.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL
2.07 x 2.14 (6'9" x 7'0")
uPVC external door, red tiled flooring, electric box, night storage heater.

LOUNGE
4.87 x 4.55 (15'11" x 14'11")
Carpeted, feature stone fireplace with "Fatso" log burner, windows to front and rear (rear window overlooks conservatory), door into kitchen.

KITCHEN
1.95 x 2.25 (6'4" x 7'4")
Range of floor-standing and eye-level units, laminate worktops, double stainless steel sink and drainer, space for electric cooker, uPVC window to rear aspect. Door to:

CONSERVATORY
3.80 x 2.06 (12'5" x 6'9")
Tiled flooring, solid wall surround, uPVC conservatory and door to rear, 2 x electric wall sockets.

FIRST FLOOR

BEDROOM 1
4.60 x 3.13 (15'1" x 10'3")
Carpeted, uPVC windows to front and rear, electric wall heater

LANDING/BEDROOM 2
4.47 x 2.71 (14'7" x 8'10")
Carpeted, range of pine storage cupboards and shelved, window to front aspect

SHOWER ROOM
1.85 x 2.08 (6'0" x 6'9")
Carpeted, corner shower cubicle, white W/C and sink, shaving point, plumbing for washing machine, window to rear.

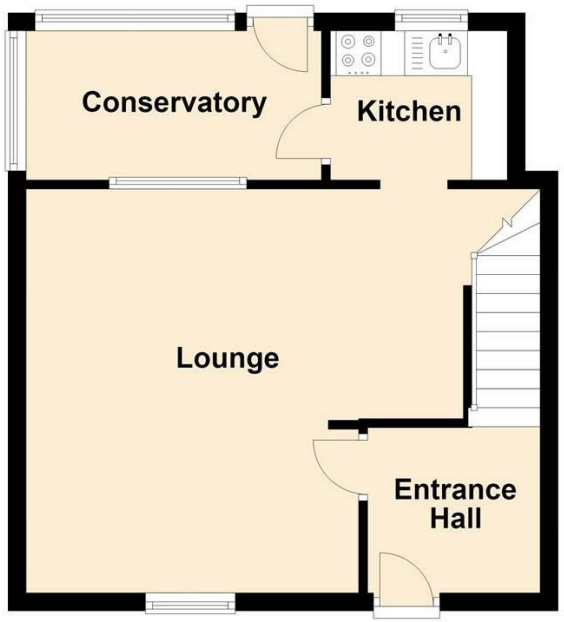
EXTERNAL
Small flagged area to rear

LOCATION
The property is located in the pretty village of Llanfair, two miles from Harlech, which boasts a magnificent cliff top castle, Royal St David's Golf Course and cultural centre, together with numerous artisan shops, cafes and restaurants. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond. The cottage is located directly on the local bus route.

SERVICES
Mains water and waste water, electricity

MATERIAL INFORMATION
Traditional stone built cottage.
Council tax band c
The property has been in use as a permanent residence.

Ground Floor
Approx. 35.2 sq. metres (378.5 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.3 sq. feet)

Energy performance certificate (EPC)

Llwydiarth Llanfair HARLECH LL46 2SA	Energy rating **E**	Valid until:	22 July 2036
		Certificate number:	0330-2201-1630-2606-5461

Property type	End-terrace house
Total floor area	59 square metres

Total area: approx. 64.4 sq. metres (692.8 sq. feet)

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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